THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8284-WE Karen Johnson Davidson County Batch # 1245780 **DEEDWARR** 03/11/2025 11 10 05 AM 2 pgs Fees $13 00 Taxes $6,012 50 20250311-0018294	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,625,000.00. Gracey Perry Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2025 Notary Public MY COMMISSION EXPIRES. _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earnest Dean Taylor, Jr and Kelly Nicole Taylor	NEW OWNER	
707 South 12th Street		094-01-0-172.00
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Domicile Properties, LLC., A Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Earnest Dean Taylor, Jr and Kelly Nicole Taylor, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real estate in Davidson County, Tennessee, being Lot No. 193 on the Plan of Payne, Blakemore and Cummings Addition to Nashville as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 193 fronts 50 1/4 feet on the Easterly side of South 12th Street and runs back between lines 173.8 feet on the North line and 168.4 feet on the South line to an alley on which it measures 50 feet.

Being the same property conveyed to Velma Best by Installment Deed from Dodson Batson and wife, Emma Batson of record in Book 2748, page 138, Register's Office for Davidson County, Tennessee, dated May 03, 1958 and recorded on May 09, 1958.

Velma Best died on May 28, 1988 and property vested in Pauline B. Sullivan by Last Will and Testament of Velma Reyer Best in Book 163, Page 552 and Pauline B. Sullivan died on April 12, 1988 and Affidavit of Heirship recorded on June 13, 2001 in Instrument No. 20010613-0062277, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bennie O. Wheeler by Quitclaim Deed from Henry R. Wheeler, Elizabeth A. Cross, Samuel N. Sullivan and Bettye M. Sullivan, heirs of Pauline B. Sullivan of record in Instrument No. 20010613-0062277 Register's Office for Davidson County, Tennessee, dated June 08, 2001 and recorded on June 13, 2001.

Being the same property conveyed to Domicile Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Bennie O. Wheeler, an unmarried man of record in Instrument No. 20230922-0074555 Register's Office for Davidson County, Tennessee, dated September 22, 2023 and recorded on September 21, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **707 South 12th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7 day of March, 2025.

Domicile Properties, LLC

BY: _____
Joel Peterson Morley
Its: Managing Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, personally appeared Joel Peterson Morley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of the maker, Domicile Properties, LLC. , and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 7 day of March, 2025.

My Commission expires _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028